

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR K4 PERFORMANCE CENTER, LOCATED AT 508 VETERANS MEMORIAL PARKWAY**

WHEREAS, an application for site plan approval was filed on February 1, 2018 by K2 Holdings LLC c/o Jeremiah Koch; and

WHEREAS, property owners within three hundred (300) feet of 508 Veterans Memorial Parkway were notified by mail on February 15, 2018 and signage was posted at the property site; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on February 8, 2018; and

WHEREAS, a public hearing was held on March 1, 2018, by the Planning and Zoning Commission, to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission of the City of Warrenton at their meeting of March 1, 2018, following said public hearing, recommended approval of said site plan; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on March 1, 2018; and

WHEREAS, a public hearing was held on March 20, 2018, by the Board of Aldermen, to solicit input from the public; and

WHEREAS, the Board of Aldermen of the City of Warrenton at their meeting on March 20, 2018, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for an indoor athletic and exercise club with outdoor athletic fields, located at 508 Veterans Memorial Parkway is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. As authorized in the Zoning Ordinance of the City of Warrenton, Section 405.390 of Article VI of Title IV of the Municipal Code of the City of Warrenton, and approving a site plan:

- 1) The Application for Site Plan Approval accompanied with a Site Plan on the tract of land described as:

All of Lot 2 of "Dave's Subdivision" as shown on Slide E-6 of the Warren


County Recorder's records.

- 2) Said Application for Site Plan Approval accompanied with a Site Plan heretofore filed is hereby APPROVED for the proposed use and development contained therein for an indoor athletic and exercise club with outdoor athletic fields.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.150, "C-3" Highway Commercial District of the Zoning Ordinances of the City.
- 4) All uses and development not otherwise authorized by the Ordinances of this City and not herein specifically approved in Section (2) above are hereby disapproved and prohibited and it is the intention of this Board that this Ordinance be strictly construed and the approval of no use shall be presumed or implied.
- 5) The Site Development Plan attached to this Ordinance is incorporated herein by reference and made a part hereof and marked Exhibit "A".
- 6) The approval of the Application for Site Plan shall terminate and expire on March 20, 2019 and shall not be valid thereafter.

SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION III. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 20<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 20<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

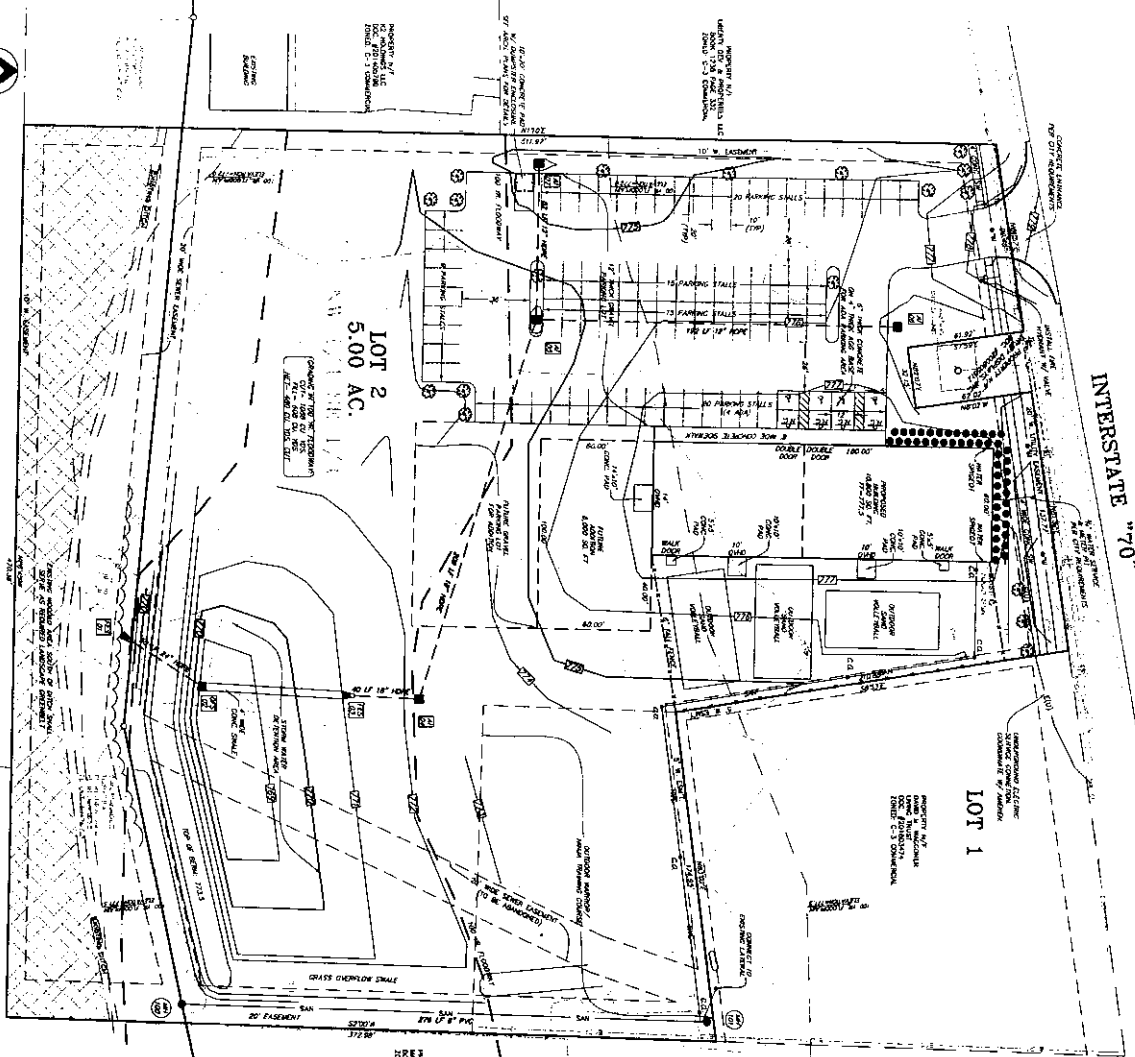
SCALE: 1" = 30'



BRIAR WOOD MANOR  
SUBDIVISION  
STAGE A-1796

LOT 4

LOT 5

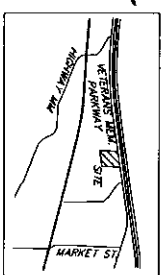


INTERSTATE "70"

# K4 PERFORMANCE CENTER

A CONDITIONAL USE SITE PLAN FOR:  
ALL OF LOT 2 - DAVE'S SUBDIVISION  
SECTION 20, TOWNSHIP 47 NORTH, RANGE 2 WEST  
CITY OF WARRENTON, WARREN COUNTY, MISSOURI

LOCATION MAP



**LANDSCAPE LEGEND:**

- INDICATES PROPOSED 2.5' GAUMER MEDIUM TO LARGE DECIDUOUS SHADE TREE (EX. OAK, MAPLE, HONEYLOCUST, etc.)
- INDICATES PROPOSED SMALL (SMALLER THAN 10')
- INDICATES PROPOSED SHrub (AZALEA, HYDRANGEA, etc.)
- INDICATES PROPOSED PLANTING OF TREES AND SHRUBS TO BE PLANTED AT THE END OF THE DRIVE OR AT THE END OF THE DRIVE TO BE PLANTED AT THE END OF THE DRIVE.

**LEGEND**

SYMBOL	DESCRIPTION
(Circle with 'S')	SEWER
(Circle with 'W')	WATER
(Circle with 'E')	ELECTRIC
(Circle with 'G')	Gas
(Circle with 'T')	Telephone
(Circle with 'C')	Cable
(Circle with 'F')	Fiber Optic
(Circle with 'P')	Public Utility
(Circle with 'M')	Miscellaneous
(Circle with 'A')	Asphalt
(Circle with 'C')	Concrete
(Circle with 'G')	Gravel
(Circle with 'S')	Soil
(Circle with 'V')	Vegetation
(Circle with 'B')	Building
(Circle with 'P')	Parking
(Circle with 'D')	Driveway
(Circle with 'A')	Asphalt
(Circle with 'C')	Concrete
(Circle with 'G')	Gravel
(Circle with 'S')	Soil
(Circle with 'V')	Vegetation
(Circle with 'B')	Building
(Circle with 'P')	Parking
(Circle with 'D')	Driveway

**SITE DEVELOPMENT NOTES:**

1. All utility lines are shown as they exist on the site. All utility lines are shown as they exist on the site.
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Warrenton Public Works  
(636) 456-4113



PROJECT NO. 16075  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
SHEET NO. 1 OF 1

K4 PERFORMANCE CENTER  
CONDITIONAL USE SITE PLAN

LEWIS-BADE, INC.  
101 E. Walton St.  
Warrenton, Missouri 63383  
(636) 456-2615 (FAX) 636-7252  
Professional Land Surveyors and Professional Engineers

PREPARED FOR: K2 Holdings, LLC  
402 Progress Parkway  
Warrenton, MO 63383  
(636) 456-5425

ISSUE	DATE	REMARKS
1	02/22/2018	Submitted to City
2	12/22/2018	Revised for City Comments
3		